046.0	0003	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,100 /	871,100
					USE VALUE:	871,100 /	871,100
					ASSESSED:	871,100 /	871,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORTELLI JOSEPH A
Owner 2:	
Owner 3:	
Street 1:	103 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TORTELLI JOHN R -
Owner 2:	TORTELLI MARIE T -
Street 1:	103 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Multi-Conver Building built about 1900, having primarily Asbestos Exterior and 2297 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8280.000	389,800		481,300	871,100
Total Card	0.190	389,800		481,300	871,100
Total Parcel	0.190	389,800		481,300	871,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.28 | /Parcel: 379.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32663
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!3904!

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	389,800	0	8,280.	481,300	871,100		Year end	12/23/2021
2021	101	FV	370,400	0	8,280.	481,300	851,700		Year End Roll	12/10/2020
2020	101	FV	370,700	0	8,280.	481,200	851,900	851,900	Year End Roll	12/18/2019
2019	101	FV	299,400	0	8,280.	511,300	810,700	810,700	Year End Roll	1/3/2019
2018	101	FV	299,400	0	8,280.	373,000	672,400	672,400	Year End Roll	12/20/2017
2017	101	FV	279,600	0	8,280.	324,800	604,400	604,400	Year End Roll	1/3/2017
2016	101	FV	279,600	0	8,280.	276,700	556,300	556,300	Year End	1/4/2016
2015	101	FV	230,200	0	8,280.	270,700	500,900	500,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:46:13

LAST REV

Date	Time
11/29/21	15:52:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3904

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORTELLI JOHN R	31405-349		5/16/2000	Convenience	1	No	No	4	Marie T Tortelli dod 2/17/2008
	10019-418		4/14/1962		99	No	No		N

USER DEFINED

Prior Id # 1:	32663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/1996	446	Manual	3,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C		
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8280		Sq. Ft.	Site		0	80.	0.73	1			Med. Tr	-10					481,250						481,300	

Total AC/HA:	0.19008	Total SF/SM:	8280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,250	Spl Credit		Total:	481,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13521254
Const Adj.:	0.94040596
Adj $ / SQ:	181.485
Other Features:	78300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564998
Depreciation:	175149
Depreciated Total:	389848

COMMENTS

104 TO 101 04-22-2009 PER INS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

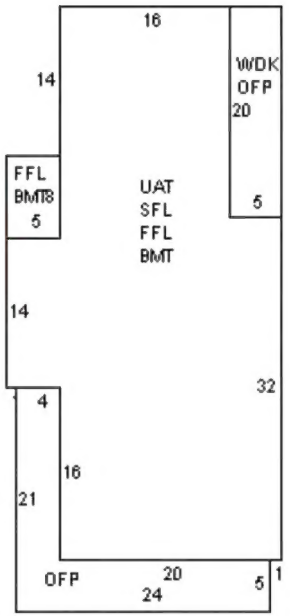
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.49
Special Features:	0	Val/Su Net:	99.54
Final Total:	389800	Val/Su SzAd	180.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,102	54.450	59,999
FFL	First Floor	1,102	181.490	199,997
SFL	Second Floor	1,062	181.490	192,737
OFP	Open Porch	284	20.980	5,958
UAT	Upper Attic	266	99.820	26,501
WDK	Deck	100	15.050	1,505

Net Sketched Area:	3,916			Total:	486,697
Size Ad	2164	Gross Area	4712	FinArea	2297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	